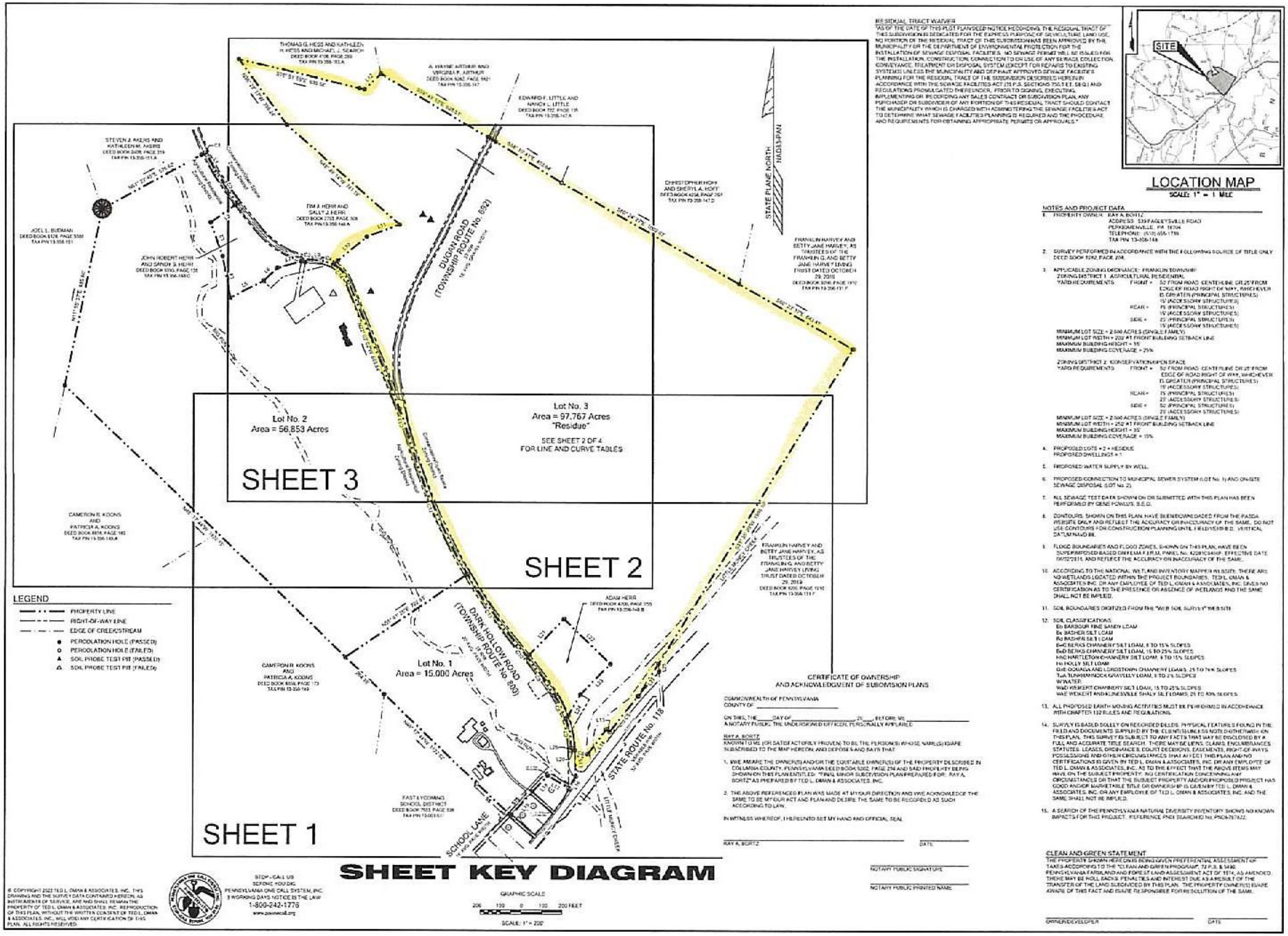

RESIDUAL TRACT WAIVER

"AS OF THE DATE OF THIS PLOT PLAN/DEED NOTICE RECORDING, THE RESIDUAL TRACT OF THIS SUBDIVISION IS DEDICATED FOR THE EXPRESS PURPOSE OF SILVICULTURE LAND USE. NO PORTION OF THE RESIDUAL TRACT OF THIS SUBDIVISION HAS BEEN APPROVED BY THE MUNICIPALITY OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE APPROVED SEWAGE FACILITIES PLANNING FOR THE RESIDUAL TRACT OF THE SUBDIVISION DESCRIBED HEREUPON IN ACCORDANCE WITH THE SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 ET. SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR PERFORMING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS RESIDUAL TRACT SHOULD CONTACT THE MUNICIPALITY WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS."

LOCATION MAP
SCALE: 1" = 1 MILE

NOTES AND PROJECT DATA

1. PROPERTY OWNER: RAY A. BORTZ
ADDRESS: 539 PAGLEYSVILLE ROAD
PERKIOMENVILLE, PA 18074
TELEPHONE: (610) 655-1786
TAX PIN: 13-356-148

2. SURVEY PERFORMED IN ACCORDANCE WITH THE FOLLOWING SOURCE OF TITLE ONLY
DEED BOOK 5282, PAGE 204

3. APPLICABLE ZONING ORDINANCE: FRANKLIN TOWNSHIP
ZONING DISTRICT 1: AGRICULTURAL RESIDENTIAL
YARD REQUIREMENTS: FRONT = 50' FROM ROAD CENTERLINE OR 25' FROM EDGE OF ROAD RIGHT OF WAY, WHICHEVER IS GREATER (PRINCIPAL STRUCTURES); 15' (ACCESSORY STRUCTURES)
REAR = 75' (PRINCIPAL STRUCTURES); 15' (ACCESSORY STRUCTURES)
SIDE = 25' (PRINCIPAL STRUCTURES); 15' (ACCESSORY STRUCTURES)
MINIMUM LOT SIZE = 2.500 ACRES (SINGLE FAMILY)
MINIMUM LOT WIDTH = 200' AT FRONT BUILDING SETBACK LINE
MAXIMUM BUILDING HEIGHT = 35'
MAXIMUM BUILDING COVERAGE = 25%

ZONING DISTRICT 2: CONSERVATION OPEN SPACE
YARD REQUIREMENTS: FRONT = 50' FROM ROAD CENTERLINE OR 25' FROM EDGE OF ROAD RIGHT OF WAY, WHICHEVER IS GREATER (PRINCIPAL STRUCTURES); 15' (ACCESSORY STRUCTURES)
REAR = 75' (PRINCIPAL STRUCTURES); 25' (ACCESSORY STRUCTURES)
SIDE = 50' (PRINCIPAL STRUCTURES); 25' (ACCESSORY STRUCTURES)
MINIMUM LOT SIZE = 2.500 ACRES (SINGLE FAMILY)
MINIMUM LOT WIDTH = 250' AT FRONT BUILDING SETBACK LINE
MAXIMUM BUILDING HEIGHT = 35'
MAXIMUM BUILDING COVERAGE = 15%

4. PROPOSED LOTS = 2 + RESIDUE
PROPOSED DWELLINGS = 1

5. PROPOSED WATER SUPPLY BY WELL

6. PROPOSED CONNECTION TO MUNICIPAL SEWER SYSTEM (LOT No. 1) AND ON-SITE SEWAGE DISPOSAL (LOT No. 2)

7. ALL SEWAGE TEST DATA SHOWN ON OR SUBMITTED WITH THIS PLAN HAS BEEN PERFORMED BY GENE HOWLETT, S.E.O.

8. CONTOURS SHOWN ON THIS PLAN HAVE BEEN DOWNLOADED FROM THE PASDA WEBSITE DAILY AND REFLECT THE ACCURACY OR INACCURACY OF THE SAME. DO NOT USE CONTOURS FOR CONSTRUCTION PLANNING UNTIL FIELD VERIFIED. D.E. VERTICAL DATUM NAVD 88.

9. FLOOD BOUNDARIES AND FLOOD ZONES SHOWN ON THIS PLAN HAVE BEEN SUPERIMPOSED BASED ON FEMA FIRM PANEL No. 42081C0185F, EFFECTIVE DATE 06/02/2015, AND REFLECT THE ACCURACY OR INACCURACY OF THE SAME.

10. ACCORDING TO THE NATIONAL WETLAND INVENTORY MAPPER WEBSITE, THERE ARE NO WETLANDS LOCATED WITHIN THE PROJECT BOUNDARIES. TED L. OMAN & ASSOCIATES, INC. OR ANY EMPLOYEE OF TED L. OMAN & ASSOCIATES, INC. GIVES NO CERTIFICATION AS TO THE PRESENCE OR ABSENCE OF WETLANDS AND THE SAME SHALL NOT BE IMPLIED.

11. SOIL BOUNDARIES OBTAINED FROM THE "WEB SOIL SURVEY" WEBSITE

12. SOIL CLASSIFICATIONS:
Ed BARBOUR FINE SANDY LOAM
Bx BASHER SILT LOAM
Ra RASHER SILT LOAM
BeC BERKS CHANNERY SILT LOAM, 8 TO 15 % SLOPES
BeD BERKS CHANNERY SILT LOAM, 15 TO 25% SLOPES
HhD HARTLETON CHANNERY SILT LOAM, 8 TO 15% SLOPES
Ho HOLLY SILT LOAM
GuB GOUGHLAND LORDSTOWN CHANNERY LOAMS, 2% TO 15% SLOPES
TuA TUNKHANNOCK GRAVELLY LOAM, 0 TO 2 % SLOPES
W WATER
WaD WEIKERT CHANNERY SILT LOAM, 15 TO 25% SLOPES
WkE WEIKERT AND KLINESVILLE SHALY SILT LOAMS, 25 TO 45% SLOPES

13. ALL PROPOSED EARTH MOVING ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH CHAPTER 102 RULES AND REGULATIONS.

14. SURVEY IS BASED SOLELY ON RECORDED DEEDS, PHYSICAL FEATURES FOUND IN THE FIELD AND DOCUMENTS SUPPLIED BY THE CLIENT(S) UNLESS NOTED OTHERWISE ON THIS PLAN. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. THERE MAY BE LIENS, CLAIMS, ENCUMBRANCES, STATUTES, LEASES, ORDINANCES, COURT DECISIONS, EASEMENTS, RIGHT-OF-WAYS, POSSESSIONS AND OTHER CIRCUMSTANCES THAT AFFECT THIS PLAN AND NO CERTIFICATION IS GIVEN BY TED L. OMAN & ASSOCIATES, INC. OR ANY EMPLOYEE OF TED L. OMAN & ASSOCIATES, INC. AS TO THE EFFECT THAT THE ABOVE ITEMS MAY HAVE ON THE SUBJECT PROPERTY. NO CERTIFICATION CONCERNING ANY CIRCUMSTANCES OR THAT THE SUBJECT PROPERTY AND/OR PROPOSED PROJECT HAS GOOD AND/OR MARKETABLE TITLE OR OWNERSHIP IS GIVEN BY TED L. OMAN & ASSOCIATES, INC. OR ANY EMPLOYEE OF TED L. OMAN & ASSOCIATES, INC. AND THE SAME SHALL NOT BE IMPLIED.

15. A SEARCH OF THE PENNSYLVANIA NATURAL DIVERSITY INVENTORY SHOWS NO KNOWN IMPACTS FOR THIS PROJECT. (REFERENCE PNDI SEARCH ID No. PNDI-2676722)

CLEAN AND GREEN STATEMENT

THE PROPERTY SHOWN HEREON IS BEING GIVEN PREFERENTIAL ASSESSMENT OF TAXES ACCORDING TO THE "CLEAN AND GREEN PROGRAM", 72 P.S. § 5490, PENNSYLVANIA FARMLAND AND FOREST LAND ASSESSMENT ACT OF 1974, AS AMENDED. THERE MAY BE ROLL BACK PENALTIES AND INTEREST DUE AS A RESULT OF THE TRANSFER OF THE LAND SUBDIVIDED BY THIS PLAN. THE PROPERTY OWNER(S) IS/ARE AWARE OF THIS FACT AND IS/ARE RESPONSIBLE FOR RESOLUTION OF THE SAME.

OWNER/DEVELOPER — DATE

CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGMENT OF SUBDIVISION PLANS

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____

ON THIS, THE ____ DAY OF _____, 20__, BEFORE ME _____ A NOTARY PUBLIC, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED

RAY A. BORTZ

KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE MAP HEREON AND DEPOSES AND SAYS THAT

1. I/WE ARE/ARE THE OWNER(S) AND/OR THE EQUITABLE OWNER(S) OF THE PROPERTY DESCRIBED IN COLUMBIA COUNTY, PENNSYLVANIA DEED BOOK 5282, PAGE 204 AND SAID PROPERTY BEING SHOWN ON THIS PLAN ENTITLED: "FINAL MINOR SUBDIVISION PLAN PREPARED FOR: RAY A. BORTZ" AS PREPARED BY TED L. OMAN & ASSOCIATES, INC.

2. THE ABOVE REFERENCED PLAN WAS MADE AT MY/OUR DIRECTION AND I/WE ACKNOWLEDGE THE SAME TO BE MY/OUR ACT AND PLAN AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

RAY A. BORTZ — DATE

NOTARY PUBLIC SIGNATURE

NOTARY PUBLIC PRINTED NAME

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STOP - CALL US BEFORE YOU DIG
PENNSYLVANIA ONE CALL SYSTEM, INC.
3 WORKING DAYS NOTICE IS THE LAW
1-800-242-1776
www.paonecall.org

REVISIONS	DATE

SURVEYOR'S CERTIFICATION I CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS AS-PERMITTED. ALL MONUMENTS ARE EXISTING OR WILL BE SET AS SHOWN. THIS SURVEY AND PLAN MEETS OR EXCEEDS THE REQUIREMENTS OF CHAPTER 21 AND 25 OF THE PENNSYLVANIA CODE (ENTITLED "PROFESSIONAL ENGINEERS, LAND SURVEYORS AND GEOLOGISTS") AND THE ACT 287 OF 1974 AS AMENDED BY ACT 162 OF 1984 (ENTITLED "CORNER MONUMENTATION LAW") AND THE RECORDING LAW.

THEODORE L. OMAN, P.E.S. — DATE

TED L. OMAN & ASSOCIATES, INC.
Surveyors and Planners
324 Draketown Road
Bloomsburg, PA. 17815 (570)784-2787

FRANKLIN TOWNSHIP, LYCOMING COUNTY, PA

FINAL MINOR SUBDIVISION PLAN
PREPARED FOR:
RAY A. BORTZ
539 PAGLEYSVILLE ROAD, PERKIOMENVILLE, PA 18074 (610) 656-1729

SCALE: AS NOTED | DATE: SEPTEMBER 6, 2022 | DRAWN BY: J.K.R. | CHECKED BY: T.L.O.